

1 **Work Session**  
2 **Minutes**  
3 **May 8, 2006**  
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5 *A Regular Meeting of the Mayor and Council of the Borough of Leonia, Bergen County,*  
6 *New Jersey, was held this evening in the Borough Hall Annex, commencing at 7:30pm*  
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8 **Council Present:** *Mayor Laurence Cherchi, Councilman Hawkins, Councilwoman*  
9 *Heveran, Councilwoman Mitrani, Councilman Raucci,*  
10 *Councilman Ryan, and Council President Puzzo*  
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12 **Council Absent:** *none*  
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14 **Also Present:** *Fran Lehmann, Borough Clerk, Brian Giblin, Borough Attorney,*  
15 *Victoria Miragliotta, Borough Administrator*  
16

17 Mayor Laurence Cherchi called the meeting to order.  
18

19 Mayor Laurence Cherchi asked everyone to stand while Mike Wilkens of Boy Scout  
20 Troop 71 led in the Pledge of Allegiance.  
21

22 **OPEN MEETING STATEMENT**  
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24 Conditions of the Open Meeting Act have been met by Notice placed on the Bulletin  
25 Board at Borough Hall and notices sent to the Official Newspaper.  
26

27 Mayor Cherchi pointed out the Fire Exit.  
28

29 Mayor Cherchi asked for a moment of silence for Doris Barnes.  
30

31 **PRESENTATIONS**  
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33 **Lt. Mark Lipinski, Bergen County Police,** Communications Department gave a  
34 presentation on the 9-1-1 Communications System that is being implemented by the  
35 County. Lt. Lipinski explained that the system will be phased in, in three phases. Lt.  
36 Lipinski answered the questions of the Governing Body.  
37 Jim Tappen Captain of Leonia Ambulance Corps inquired if the County system would be  
38 able to keep track of where the emergency vehicle is and check back for safety reasons  
39 every so often? Mr. Lipinski explained how the County has the ability to track the  
40 vehicles at all times.  
41

42 **Cumberland Farms** – Gulf Station Renovations, Rte. 46, Fort Lee – John Ray, Traffic  
43 Engineer, Laurence Rothstein, from Giordano, Halloran and Ciesla, Attorney for  
44 Cumberland Farms and Richard Trebett, from Boller Engineering, made a presentation  
45 on the plans for the renovations of the Gulf Station. Cumberland Farms is requesting  
46 permission from the Borough of Leonia to connect to the sewer line on Christie Lane.

Mr. Trebett explained the proposed renovations to the Governing Body and the assembled public. Mr. Ray answered the questions of the Governing Body regarding traffic.

Gabriel Georgian – 127 Irving Street – Mr. Georgian spoke about previous contamination. He also inquired if repairs were going to be made. Mr. Rothstein stated no repairs strictly gas and convenience store. Mr. Georgian expressed concern about the canopy and light reflection into his home. Mr. Rothstein will review his request.

Albert Gonzalez - 115 Irving Street – Brought to the attention of the representatives for Cumberland Farms that a buffer zone was established between his property and the Gulf station. Mr. Gonzalez inquired about the runoff. It was explained by the engineer.

Robert Arnold - 120 Irving Street – Mr. Arnold expressed concern about the width of Irving Street and possible increase in traffic. Mr. Arnold expressed concern about the lights and the proposed setback.

Greg Makroulakis - 170 Reldyes Avenue – Mr. Makroulakis expressed concern about the traffic generated maybe the side entrance could be eliminated to eliminate the flow of traffic on the local streets.

Mayor Cherchi thanked the representatives from Cumberland for coming to the meeting.

#### **PUBLIC COMMENTS**

Dan Fitzpatrick – 320 Highwood Avenue – Does not feel that the liquor license should be issued to the market because of the proximity of the school and the proximity of a local business.

Brad Wilds 157 Glenwood Avenue – Does not feel that the market should be sold in the Leonia Market due to the proximity of the school. Fears there would be an increase in drunk driving.

Louise Galeshaw – 569 Broad Avenue – does not feel that the Leonia Market should have a liquor license. Mrs. Galeshaw is here representing the citizens who for many years enjoyed the lighting of the tree in the triangle. The citizens would like to know if there is going to be a problem with replacing the tree on the triangle. Mayor Cherchi stated no decision has been reached regarding the tree. There are traffic considerations.

Julie Marshall – 36 Paulin Boulevard – Does not feel that the market should sell liquor.

Mrs. DeMarco – 324 Magnolia Avenue – Would not like to see liquor in the market as many children go in and out of the store and the proximity of the school. Mrs. DeMarco is afraid that it will become a large liquor store in the future if the store is sold. Mrs. DeMarco feels that the cement on the triangle may have attributed to the demise of the tree.

Pat McMahon – 21 Cottage Place – Spoke regarding the liquor license to go into the market, and why it should not be allowed.

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94 Mr. Giblin answered the question of Mr. McMahon.

95  
96 Robert Pacicco - 530 Grandview Terrace – Commended the attorney. Spoke regarding  
97 the liquor license and transferring the license to the Leonia Market.

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99 Mr. Yun Attorney for Mr. Kim spoke on his behalf.

100  
101 Andreas. Kim handed out a copy of the property survey for the store. Mr. Kim explained  
102 his plans for the Leonia Market.

103  
104 Councilwoman Heveran – does not approve the transfer of the license to Leonia Market.

105  
106 Christopher Miraglia 45 Linden Terrace – read a statement to those assembled against the  
107 transfer of the liquor license.

108  
109 Albert Gonzalez – 115 Irving Street – Will be attending the meeting in Fort Lee on May  
110 22 asked if he can state at the meeting that Leonia has not granted permission to connect  
111 to the sewer. Or is the engineer for the Borough going to be present. Mayor Cherchi  
112 stated the Administration will be talking to them.

113  
114 Paul Libo - 145 Glenwood Avenue - spoke against the liquor license being transferred to  
115 Leonia Market.

116  
117 Doug Chung - 233 Broad Avenue – Spoke regarding the liquor license being used by the  
118 market.

119  
120 Leonel Morales - 189 Grand Avenue – spoke regarding the transfer of the liquor license.

121  
122 Debra McGrath - 25 Palmer Place – spoke against the transfer of the liquor license.

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124 **UNFINISHED BUSINESS**

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126 a. **Volunteer of the Year-** Councilwoman Mitrani – Spoke regarding the  
127 correspondence received from the County. Mr. Puzzo nominated John Abouaf who  
128 has been running the soccer program for last several years. Mayor Cherchi suggested  
129 Madeline Liberatore who has been President of the Woman’s Club for the last seven  
130 years. The Council will think over the names and make the nomination at the next  
131 meeting

132  
133 b. **Sylvan Park Update** – Borough Administrator – United Water made the  
134 connection. Recreation has a schedule that they have adhering to. Key to  
135 maintaining this field we are going to meet to make sure the field is maintained  
136 the way it is. However, we may not be able to wait until the next Capital Budget  
137 rounds for one or two pieces of equipment that are recommended. If that is the  
138 case I will recommend we use BCIA lease/purchase program. This will only be

done if it is determined to be necessary to obtain the equipment. Mayor Cherchi asked if it is an option that instead of buying the equipment to hire a contractor to maintain the park. Councilman Raucci noted that any equipment purchased would not just be for Sylvan Park it would also be used in our other parks. With the funds the Borough is looking to spend on Wood Park it may be necessary to purchase the proper equipment. Mayor Cherchi would like some input from Recreation.

- c. **Communications/Radio Consultant Proposals** - Borough Administrator- Spoke with ESS and they agree that they must fix the base station. They now want the Borough to pay for the loaner. The Borough Administrator and the Borough Attorney will review the contract. Still waiting for one more proposal. Council discussed the difference between UHF and VHF.

Councilman Ryan noted that it was 10:00pm and made a motion to extend the meeting for 40 minutes, Councilman Raucci seconded the motion. All in favor none opposed.

- d. **Large Lot Ordinance** – Council President Puzzo – The Council discussed the Ordinance. The Council discussed making the whole town historic. This Ordinance will be introduced on May 15, 2006.

- e. **Spring Street Sewer Update** – Borough Administrator- The Borough Administrator explained the various ways the project could be done. The Borough Administrator suggested doing the interest free bridge loan option, with complete cooperation of the Birdsall Engineering. Estimated date of construction would be spring of 2007. The Council was in agreement with the suggestion of the Borough Administrator. A resolution will be on for the May 15, 2006 meeting.

- f. **Liquor License** – Borough Attorney- Cannot consider taking action this evening on the license.

- g. **Stop Sign Ordinance** – Council President Puzzo – Reviewed the Ordinance for stop signs on Glenwood. The Council discussed the Ordinance and made changes. All members of the Council agreed to put stop signs on Allaire and Hillside. This will make both intersections four way stop signs. Introduce on May 15.

- h. **Street Opening Ordinance** – Council President Puzzo deferred this ordinance to the Borough Administrator. The Borough Administrator would like to have the ordinance introduced at the next meeting. The Council agreed to introduce the ordinance on May 15 with change requested by Mayor Cherchi.

#### **NEW BUSINESS**

- a. **Sign Ordinance** –Planning Board held until the first meeting in June.  
b. **Zoning Ordinance** – Planning Board held until the first meeting in June.  
c. **Site Plan Ordinance** – Planning Board held until the first meeting in June.

- 185       **d. Summer Meeting Schedule** – Councilman Raucci held until May 15<sup>th</sup>.  
186       **e. Option to Vote on Borough Business at Every meeting** – Councilman  
187       Raucci held until May 15<sup>th</sup>.  
188       **f. Police Coverage for Walk-A-Thon –Overpeck Park** – Borough  
189       Administrator. Borough Administrator explained the need for one officer. All  
190       in favor.

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192       **CORRESPONDENCE**

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194       **COMMENTS FROM THE PUBLIC**

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196       Barbara Marchant – 128 Spring Street – Thanked the Mayor and Council and the  
197       Borough Administrator for making Spring Street a priority.

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199       **CLOSED SESSION (RESOLUTION F)**

200  
201       A motion to go into closed was made by Councilman Hawkins, seconded by  
202       Councilwoman Mitrani. All in favor none opposed.

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204       At this point in time both the Borough Clerk and the Borough Administrator were asked  
205       to leave the meeting and the tape was turned off.

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208       Respectfully submitted,

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212       Fran Lehmann  
213       Borough Clerk